

Demographic Profile

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June 1996

City of Martinez

Community

Development

Department

Demographic Profile

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Population

SOURCE	1980	1985	1990	1995	2000	2005	2010	2015
City of Martinez								
1990 Census	22,582		31,808					
California Dept. of Finance	22,582	27,540		35,881				
1996 ABAG Projections*	30,822	35,800	39,432	41,800	44,100	47,700	48,500	48,800

**Includes land outside City, but within Sphere of Influence*

Contra Costa County

1996 ABAG Projections	656,331	803,732	882,700	962,900	1,059,500	1,120,000	1,169,400
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AGE DISTRIBUTION

	City of Martinez	Contra Costa County
Median Age:	31.4 years	34.2 years

NUMBER OF RESIDENTS

	City of Martinez	Contra Costa County
0-20	8,431	231,718
21-64	20,516	484,555
65-85+	<u>2,861</u>	<u>87,459</u>
Total	31,808	803,732

Source: 1990 U.S. Census



Income

INCOME PROFILE

Group	Income by Household	Percentage of Martinez Households	Percentage of C.C. County Households
Very low (less than \$22,982)	2,501	20%	22%
Low (\$22,983-\$36,771)	2,213	17%	19%
Moderate (\$36,772-\$55,156)	3,863	31%	26%
Above Moderate (more than \$55,616)	<u>4,006</u>	32%	33%
All Income Levels TOTAL	12,583		

Source: 1990 U.S. Census
California State Department of Housing and Community Development

MEAN HOUSEHOLD INCOME

	1990	1995	2000	2005	2010	2015
City of Martinez	61,136	61,100	64,400	68,100	71,600	71,800
Contra Costa County	67,806	70,400	75,900	83,400	91,300	95,800

Note: City of Martinez includes City Sphere of Influence, County and Region.

Source: ABAG's Housing Needs Determination, 1995.

MEDIAN HOUSEHOLD INCOME

1980	-	\$24,069
1990	-	\$45,964

Source: 1980 U.S. Census, 1990 U.S. Census

POVERTY LEVELS - Ratio of Personal Income to Poverty in Martinez

Ratio of Income to Poverty	Persons	Percentage of Total
Below 75% of poverty	1,146	3.7
Between 75 and 124% of poverty	1,409	4.6
Between 125 and 149% of poverty	602	2.0
Between 150 and 199% of poverty	1,397	4.5
200% of poverty level and above	26,144	85.2

Source: 1990 U.S. Census

Employment / Transit

MAJOR EMPLOYERS - 100+ Employees

- ♦ Albay Construction Co. ♦ Bruning Computer Services ♦ Centex Homes of California
- ♦ City of Martinez ♦ Contra Costa County ♦ COSTCO ♦ Home Base ♦ Discovery Toys
- ♦ ESI Engineering Services Inc. ♦ International Technology Corp. ♦ Kaiser Hospital
- ♦ Martinez Unified School District ♦ Merrithew Memorial Hospital ♦ Pace Inc.
- ♦ Shell Oil Co. ♦ Tosco Corporation

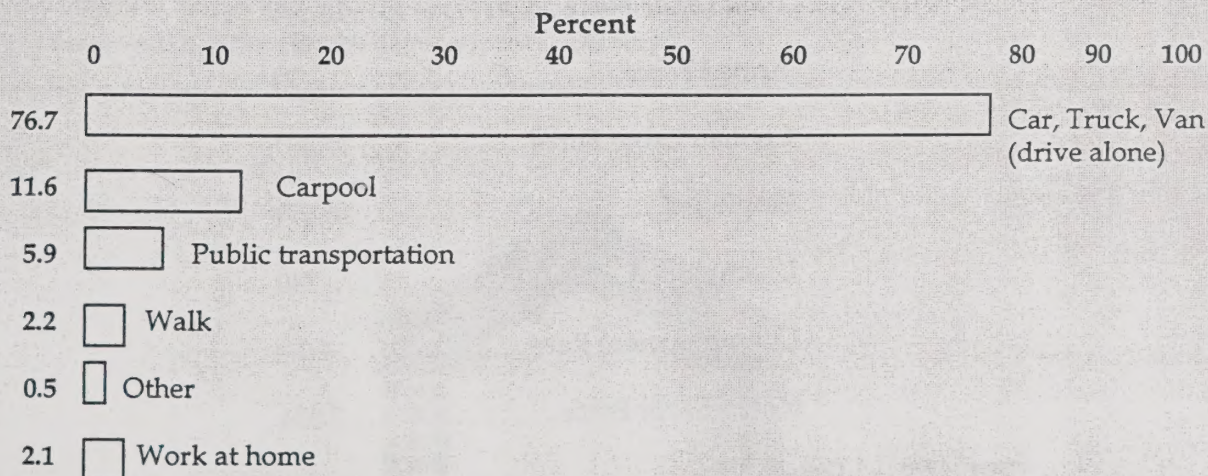
Source: City of Martinez Community Development Department and 1987 Director of Businesses and Industry in Contra Costa County; compiled and published by Contra Costa Council.

EMPLOYMENT - Martinez and Sphere of Influence

	1990	1995	2000	2005	2010
City of Martinez					
Employed Residents	21,328	21,300	22,700	24,400	25,900
Total Jobs	<u>17,690</u>	<u>17,970</u>	<u>19,360</u>	<u>19,560</u>	<u>20,280</u>
Difference	3,638	3,330	3,340	4,840	5,620
Contra Costa County					
Employed Residents	409,351	418,700	474,400	518,400	557,000
Total Jobs	<u>303,830</u>	<u>298,420</u>	<u>335,800</u>	<u>373,700</u>	<u>412,940</u>
Difference	105,521	120,280	138,600	144,700	144,060

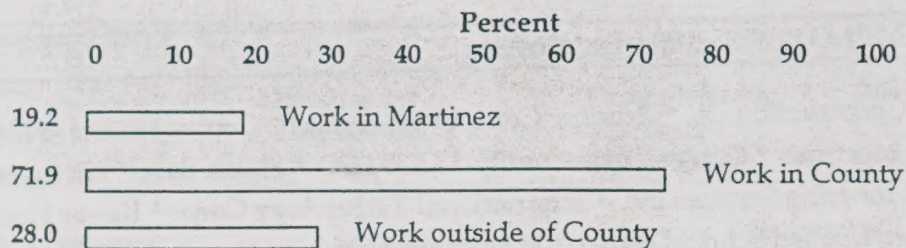
Source: ABAG Projections, 1992

TRAVEL MODE TO WORK



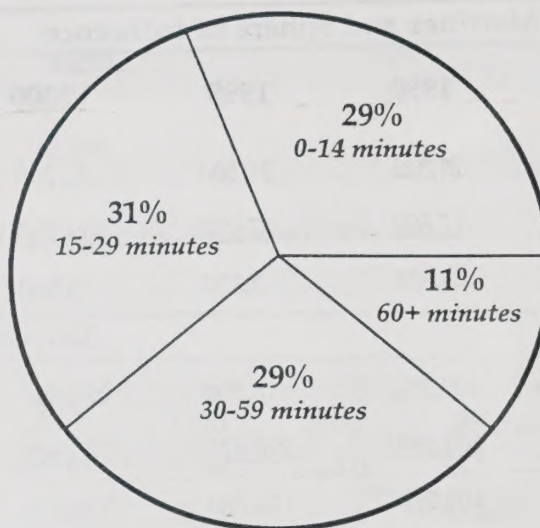
Source: 1990 U.S. Census

WORK LOCATION OF EMPLOYED



Source: 1990 U.S. Census

TRAVEL TIME TO WORK - Percentage of employed



LABOR FORCE

Total Labor Force	18,195
Armed Forces	24
Civilian Labor Force	17,431
Employed	16,691
Unemployed	740
Unemployment Rate	4.1%
Not in Labor Force	7,334

Source: 1990 U.S. Census

Housing

HOUSING UNIT COUNTS

	Total	Single	Multi-Family	Mobile Homes	Other Units
1990 U.S. Census	12,970	9,802	2,986	14	150
State of California Dept. of Finance 1995	14,128	10,893	3,216	19	

VACANCY RATES

	Total Units	Occupied	Percent Vacant
1990 U.S. Census	12,970	12,515	3.5%
State of California Dept. of Finance 1995	14,128	13,671	3.2%

HOUSEHOLD SIZE 1990

1 Person	-	26%
2 Person	-	35%
3 Person	-	18%
4 Person	-	14%
5 Person	-	5%
6 Person	-	1%
7 Person	-	1%

Source: 1990 U.S. Census

PERSONS PER HOUSEHOLD

1990	1995	2000	2005	2010	2015
2.49	2.53	2.55	2.60	2.55	2.50

Department of Finance 1995 = 2.521 persons per household

Source: ABAG Projections 1996 (includes sphere of influence)



Land Availability

Total Land

12.47 square miles

ESTIMATES FOR FUTURE DEVELOPMENT

Single Family Homes	1,060 Dwelling Units
Multi-Family Homes	600 Dwelling Units
Office Uses	100,000 square feet
Commercial Uses	150,000 square feet
Research & Development/Warehouse	300,000 square feet
Industrial Uses	50,000 square feet

ESTIMATED LAND VALUATION

Heavy Industrial	\$5.00-6.00 per sq.ft.
Light Industrial	\$9.00 per sq. ft.
Commercial	\$12.00-15.00 per sq. ft.
Multi-Family Residential	\$200,000-250,000 per acre
Single Family Residential	\$200,000-225,000 per acre

Source: City of Martinez Community Development Department, 1996

POTENTIAL RESIDENTIAL BUILD-OUT of Existing Residentially Zoned Land

Existing Zoning (units/acre)	Vacant Land (acres)	Potential Units
R-1.5 (29 DUA)	2.6	75
R-2.5 (19 DUA)	12.9	245
R-3.5 (12 DUA)	8.5	102
R-6.0 (7 DUA)	4.5	27
R-7.5 (5 DUA)	20.3	101
R-10 (4 DUA)	5.2	21
R-20 (2 DUA)	4.2	8
R-40 (1 DUA)	<u>14.0</u>	<u>14</u>
	72.2	593

Source: City of Martinez Housing Element, 1990

POTENTIAL RESIDENTIAL UNITS from Conversion of Commercial & Industrial Zoned Land

Zoning	Vacant Land	Rezoned District	Potential Units
Commercial	8.5	R-1.5 (29 DUA)	246
	10.3	R-2.5 (19 DUA)	196
	19.3	R-3.5 (12 DUA)	232
	1.3	R-7.5 (5 DUA)	8
Industrial	23.5	R-3.5 (12 DUA)	<u>281</u>
		Total	963

Source: City of Martinez Housing Element, 1990

The above table indicates that 682 units could be constructed on 39.4 acres of vacant commercially designated properties if the general plan and zoning ordinance were amended to provide residential use. In addition, if 23.4 acres of industrial land were reclassified to residential, 281 more units could be built.

Regional Comparisons

SUB-REGIONAL STUDY AREAS IN CONTRA COSTA COUNTY RANKED BY GROWTH 1995-2015

Population	Change	Households	Change	Employed Residents	Change	Jobs	Change
Antioch	50,400	Antioch	17,750	Antioch	26,100	San Ramon	24,090
Remainder	39,400	Remainder	13,190	Rural East C.C.C.	20,500	Richmond	19,740
Rural East C.C.C.	38,200	Rural East C.C.C.	12,410	Remainder	19,000	Concord	18,480
Pittsburg	29,400	Pittsburg	10,540	Pittsburg	15,600	Antioch	14,950
Brentwood	27,300	Brentwood	9,590	Concord	13,800	Brentwood	14,240
Walnut Creek	17,800	Concord	7,790	Brentwood	12,700	Walnut Creek	12,190
Richmond	16,400	Richmond	7,510	Richmond	8,300	Pittsburg	11,740
Concord	14,300	Walnut Creek	4,980	Walnut Creek	7,700	Pleasant Hill	7,080
Danville	10,300	Danville	4,080	Hercules	6,400	Rural East C.C.C.	6,930
Hercules	9,700	Hercules	3,980	San Ramon	6,100	Hercules	4,110
San Ramon	8,100	San Ramon	3,460	Danville	5,800	Remainder	3,430
MARTINEZ	7,000	MARTINEZ	2,880	MARTINEZ	4,700	MARTINEZ	2,760
Clayton	5,200	Pleasant Hill	2,740	Pleasant Hill	3,900	Pinole	1,690
Pleasant Hill	5,000	Clayton	2,010	Clayton	3,400	Danville	1,630
San Pablo	1,700	Pinole	1,260	Pinole	3,200	San Pablo	1,150
Lafayette	1,400	San Pablo	870	Moraga	2,700	Clayton	750
Pinole	1,300	Moraga	820	Alamo-Blackhawk	1,700	El Cerrito	630

RANKED BY PERCENTAGE CHANGE

Population	%Change	Households	%Change	Employed Residents	%Change	Jobs	%Change
Remainder	547%	Remainder	581%	Remainder	396%	Brentwood	350%
Brentwood	192%	Brentwood	214%	Brentwood	202%	Rural East C.C.C.	247%
Rural East C.C.C.	106%	Rural East C.C.C.	102%	Rural East C.C.C.	116%	Remainder	160%
Antioch	66%	Antioch	70%	Antioch	76%	Hercules	147%
Clayton	53%	Hercules	65%	Clayton	71%	Antioch	108%
Hercules	50%	Clayton	63%	Hercules	67%	San Ramon	81%
Pittsburg	41%	Pittsburg	46%	Pittsburg	54%	Clayton	78%
Danville	26%	Danville	30%	Moraga	35%	Pittsburg	73%
Walnut Creek	24%	San Ramon	24%	Danville	28%	Richmond	52%
San Ramon	20%	Richmond	19%	San Ramon	28%	Pleasant Hill	44%
MARTINEZ	17%	MARTINEZ	18%	Concord	24%	Concord	34%
Richmond	15%	Concord	18%	Pinole	24%	Pinole	32%
Concord	12%	Pleasant Hill	16%	MARTINEZ	22%	Walnut Creek	24%
Pleasant Hill	12%	Moraga	15%	Rodeo-Crockett	20%	Danville	22%
Rodeo-Crockett	7%	Walnut Creek	14%	Walnut Creek	20%	Rodeo-Crockett	18%
Moraga	6%	Pinole	13%	Pleasant Hill	18%	San Pablo	18%
San Pablo	6%	Rodeo-Crockett	13%	Richmond	18%	MARTINEZ	15%

Numbers rounded to the nearest 100.

Source: ABA Projections 1996



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Regional Comparisons

THE FOLLOWING TABLES SHOW THE REGIONAL VARIATION IN THE COST OF LIVING IN THE UNITED STATES, 1967-1977.

Region	Cost of Living Index, 1967=100	Cost of Living Index, 1977=100	Percentage Change, 1967-1977
Atlantic	100.0	115.0	15.0%
Central	100.0	112.0	12.0%
East South	100.0	110.0	10.0%
East North	100.0	118.0	18.0%
Mountain	100.0	114.0	14.0%
Pacific	100.0	120.0	20.0%
South Atlantic	100.0	116.0	16.0%
South Central	100.0	113.0	13.0%
West North	100.0	119.0	19.0%
West South	100.0	111.0	11.0%
U.S. Average	100.0	114.0	14.0%

Notes on Tables

Region	Cost of Living Index, 1967=100	Cost of Living Index, 1977=100	Percentage Change, 1967-1977
Atlantic	100.0	115.0	15.0%
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